

**Camden Select Board  
Minutes of Meeting  
March 2, 2010**

**PRESENT:** Chairperson Karen Grove, Vice Chairperson Deborah Dodge, Anita Brosius-Scott, John R. French, Jr., Morgan Laidlaw, and Town Manager Roberta Smith. Also present were members of the press and public.

**ABSENT:** Town Attorney William Kelly

***Contents***

1. Public input on non-agenda items.
2. Public Hearings on the following:
  - a. Application being submitted to the State of Maine Community Development Block Grant program for a Housing Assistance Grant on behalf of Affordable Housing for Lupine Terrace Subdivision.
  - b. Application being submitted to the State of Maine Community Development Block Grant program for a Public Service Program Grant on behalf of Minds Eye Travel.
  - c. Application of James & Cynthia Ostrowski, d/b/a Inns at Blackberry Common at 82 Elm Street for a Class V Bed & Breakfast Liquor License serving Malt, Spirituous and Vinous beverages.
  - d. Application of Valais Company, d/b/a Ephemere Café at 51 Bay View Street for a Restaurant Class I Liquor License serving Malt, Spirituous, and Vinous beverages.
  - e. Application of Shanahan Enterprises, LLC d/b/a Hawthorn Inn at 9 High Street for a Class V Spirituous, Vinous and Malt Liquor License.
3. Consideration of an application for a Gateway 1 Planning Grant.
4. Consideration of application of Ostrowski, Inc., d/b/a Blackberry Inn for a Lodging License at 82 Elm Street.
5. Approval of a Taxicab Operator's license for Patricia Porter driving for Schooner Bay Limo & Taxi in Rockland, Maine
6. Consideration of appointment of Lisa Lattes to the Camden Rockport Pathways Committee
7. Appointment of Select Board representative to serve on the MSAD #28 Reorganization Planning Committee (RPC).
8. Continued discussion of long term strategic goals for the Town
9. Committee Reports
10. Manager's Report
  - a. Submerged Lands Lease Fees
  - b. 2009 Coastal Mountains Land Trust monitoring visits
  - c. Waste Disposal Agreement with PERC

### **Minutes of Meeting**

Chairperson Grove called the meeting to order at 7:00 p.m.

1. There was no public input on non-agenda items.

Board member Brosius-Scott stated there are some upcoming meetings on Wednesday, March 3, 2010 at 7pm in the Chorus Room at Camden Hills Regional High School and Saturday, March 6<sup>th</sup> at 9:00 am regarding school budgets. On Wednesday they are going to be presenting the various tiers of cutbacks at the high school because of their 1.2 million dollar shortfall. Some of that is related to a reduction in funding from the State and some of it is related to the fines that we have to pay because the school district did not consolidate or become an RSU. We either need to cut back the 1.2 million dollars or we increase taxes in order to pay for shortfall.

Chairperson Grove read the rules and regulations for conducting public hearings in preparation of the public hearings to be held this evening.

2. Public Hearing were held regarding the following:
  - a. A public hearing was held regarding an application being submitted to the State of Maine Community Development Block Grant program for a Housing Assistance Grant on behalf of Affordable Housing for Lupine Terrace Subdivision. Joanne Campbell, President of the Camden Affordable Housing Organization represented the non-profit organization seeking Select Board approval of CAHO's application for a Housing Assistance Grant of \$250,000 to provide up to \$30,000 in down-payment assistance for 8 to 10 low moderate income homebuyers in the Lupine Terrace subdivision. The down-payment assistance will bridge the gap between the price of each home and the amount each first-time homebuyer can qualify for to pay for housing.

Chairperson Grove asked to hear from proponents.

George Wheelwright, realtor and member of the Camden Housing Committee, stated he is really impressed with the kinds of homes being built and we have afforded a very highly energy efficient wonderful house for the people that are living there now. CAHO appreciates the Board's support because there is virtually no way that a buyer can get a house of that kind of quality for this kind of money. We really need the help in having this application going through.

Frank Toole – resident 125 Chestnut Street and Vice-Chair of the Camden Housing Committee, this evening he walked to this meeting and he counted the number of homes in darkness and those that are occupied on Chestnut Street. The majority on Chestnut Street were in darkness. He would hate to see this town become a seasonal community of wealthy snowbirds. He thinks because of the median price of a single family home there are countless working people that cannot afford to live in this town. He would like the Board to consider supporting CAHO as you have been. This block grant would mean a lot to the project and would be for all of our benefit.

Chairperson Grove asked to hear from any opponents. There were none.

Chairperson Grove closed the public portion of the hearing, and opened it to the Board.

Board member Morgan Laidlaw stated in April of 2008 a scan of 105 single family residences listed by the MLS revealed a median asking price of \$435,000 this is obviously way out of reach for many households with a median income of \$47,000. This shows the kind of skewed market situation that we have.

Board member Dodge stated she thinks it's a great project and asked the Town Manager what the town's involvement is beyond voting for and supporting this to go forward. Manager Smith replied that the town collects the money and administers the grant and we do the reporting. The town is the applicant and the recipient is responsible for the reporting. There is no additional cost to the town.

Board member French stated this is a wonderful opportunity for people to get a home in town. They have done a great job and he would also like to credit the people who have been involved with this project and for sticking to it because it has been a long process to get to this point.

Board member Brosius-Scott stated she really appreciate what Camden Affordable Housing has done and regret the difficult road that they had to travel in order to get here. CAHO was initially established as a town committee and they did incorporate to become a non-profit in order to facilitate the purchase and sale of properties. The town's Comprehensive Plan does require the Select Board to provide affordable housing in town and we really appreciate CAHO for taking on that task that we are responsible for and being our partners in that effort. This project is providing 12 three-bedroom homes and then using the remaining 10 lots to sell at market rates in order to help subsidize the costs of producing these homes which are being sold under the cost of building them.

Board member Grove stated there isn't anything that she can think of that stabilizes a neighborhood more than young families with small children. She thinks moving forward to scatter these affordable houses around town is a very wise choice for the town to be making at this time and she is 100% in favor of this.

**Anita Brosius-Scott made a motion to support the application being submitted to the State of Maine Community Development Block Grant program for a Housing Assistance Grant on behalf of Affordable Housing for Lupine Terrace Subdivision. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.**

- b. A public hearing was held regarding an application being submitted to the State of Maine Community Development Block Grant program for a Public Service Program Grant on behalf of Minds Eye Travel. Sue Bramhall, founder and Executive Director, of Minds Eye Travel, stated this grant will support the expansion of sighted guide services and training for blind and visually impaired persons. The grant funds will be dedicated to staff resources, development and implementation of marketing and outreach campaign, equipment and the creation of education and training materials.

Chris Shrum, a consultant representing Minds Eye Travel, stated the grant they are seeking is for \$50,000 and matched by \$10,000 minimum and the services will be provided to visually impaired people throughout the state. It's not just for Camden residents it's an outreach program that serves the entire state. There will be trips possibly to Boston and so forth. This is as much a way to bring people to Camden using some of the grant monies by bringing visually impaired

people to Camden to enjoy what we enjoy every day but also help them experience Boston and other places that they may not otherwise have an opportunity.

Chairperson Grove asked to hear from any proponents.

Dave Jackson – resident of Rockport and member of the Minds Eye Travel Board – he has a visually impaired daughter and he knows how much she values her independence. He sees this as a way of manifesting that and he also sees as far as the town is concerned no negative impact and a definite possibility of a positive effect of more commerce and other successful business in Camden.

Chairperson Grove asked to hear from any opponents. There were none.

Chairperson Grove closed the public portion of the hearing, and opened it to the Board.

Board members were all in support of this application because it will help provide support to a new business in the community and that is very valuable as well as expanding the opportunities to the visually impaired.

**Morgan Laidlaw made a motion to support the grant application being submitted to the State of Maine Community Development Block Grant program for a Public Service Program Grant on behalf of Minds Eye Travel. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.**

- c. A public hearing was held regarding application of James & Cynthia Ostrowski, d/b/a Inns at Blackberry Common at 82 Elm Street for a Class V Bed & Breakfast Liquor License serving Malt, Spirituous and Vinous beverages. Manager Smith stated the Police Chief has viewed and approved this application and there have been no incidents reported to the Police Department over the past 12 months.

Chairperson Grove asked to hear from any proponents. There were none.

Chairperson Grove asked to hear from any opponents. There were none.

Chairperson Grove closed the public portion of the hearing, and no Board discussion followed.

**John French made a motion to approve the application of James & Cynthia Ostrowski, d/b/a Inns at Blackberry Common at 82 Elm Street for a Class V Bed & Breakfast liquor licensing serving malt, spirituous, and vinous beverages. Anita Brosius-Scott seconded this motion. The motion passed on a 5-0-0 vote.**

- d. A public hearing was held regarding an application of Valais Company, d/b/a Ephemere Café at 51 Bay View Street for a Class I Restaurant Liquor License serving Malt, Spirituous, and Vinous beverages. Manager Smith stated the Police Chief has reviewed and approved this application and there have been no incidents reported to the Police Department over the past 12 months.

Chairperson Grove asked to hear from any proponents. There were none.

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- e. A public hearing was held regarding the application of Shanahan Enterprises, LLC d/b/a Hawthorn Inn at 9 High Street for a Class V Spirituous, Vinous and Malt Liquor License. Manager Smith stated the Police Chief has reviewed and approved this application and there have been no incidents reported to the Police Department over the past 12 months.

Chairperson Grove asked to hear from any proponents. There were none.

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Chairperson Grove closed the public portion of the hearing, and no Board discussion followed.

**Morgan Laidlaw made a motion to approve the application of Shanahan Enterprises, LLC d/b/a Hawthorn Inn at 9 High Street for a Class V Bed &Breakfast liquor licensing serving malt, spirituous, and vinous beverages. Anita Brosius-Scott seconded this motion. The motion passed on a 5-0-0 vote.**

- 3. The Board considered three applications for a Gateway 1 Planning Grant. The Maine DOT has made \$500,000 available to the sixteen Gateway I communities for technical start-up assistance to assist communities in adopting and implementing the Gateway I Corridor Action Plan.

Don White, Camden's representative for the Gateway 1 Implementation Steering Committee updated the Board on the process that is to take place with the planning grant proposals. The Select Board passed onto the Planning Board the process of finding out who might be interested in applying for up to \$30,000. Three applications went before the Planning Board one from the Pathways Committee, one from Downtown Planning Group, and one from the Business Park Planning Group. The one that was selected by the Planning Board was the Downtown Planning Group.

Richard Householder, member of the Planning Board, commented that in consideration in reviewing the three proposals the Planning Board looked at three criterias: what is best for Camden, which proposal is most consistent with the Gateway 1 goals for the Highway Corridor, and which proposal will consider the current economic times and the need to get the proposed project up and running as quickly as possible and be of help to Camden's businesses sooner than the other proposals. They took all of these things into consideration and came up with a unanimous recommendation to support the Business Park Planning Group proposal.

Lowrie Sargent representing: the Downtown Planning Group,  
The group is seeking a grant of \$30,000 to pay for design services or to fund a design competition for the work they are proposing to the Public Landing area and access ways. They are proposing several improvements to traffic and pedestrian access to the landing as well as expanding and improving

parking, widening the boardwalk and creating a footpath that will connect the landing - by way of a footbridge across the falls - to Harbor Park. In addition they propose to add more green space at the top of the landing and enhance the core area of downtown to support the area's economic viability. They feel that they meet the Gateway 1 grant criteria with their plans to improve pedestrian, bicycle and traffic flow along this section of Route 1.

Edith Baker – Hosmer pond Road – she is opposed to the footbridge and she has talked to several people and they do not like the idea of a footbridge and if you want to walk on one they have a great one in Belfast. She thinks these items should be voted on one at a time.

Robert Williams- What bothers him is incrementalism and piece meal stuff we never see the final picture. If the public landing needs to be enlarged is it going to cost us parking spaces? What struck him is the idea that we are going to have a public attraction he doesn't think people are going to come to Camden to walk the footbridge. Where is the money going to come from? He does not see a cohesive picture of downtown Camden based on the TIF grant applications and this one. He does not know what the end product will look like. When we talk about the improvements to harbor park he wonders are we not in compliance with ADA in the park and do we have to have an ADA compliant bridge? Is that why we need make the lower park accessible? He does not think people in town fully understand what is going on and what is going to happen to the Public Landing and he is not sure they are all in support of it.

Chairperson Grove stated she has done research on parks being ADA compliant when there was discussion several years ago about taking down the hill and redesigning Harbor Park. One of the things that she found after speaking to a federal regional office in Boston that existing parks do not have to be brought into ADA compliance however once you touch that park you have to bring the entire park into ADA compliance.

Board member Brosius-Scott stated that two of the applications (Downtown Planning Group and Business Park Planning Group) did not use the format that Gateway 1 is asking for and because of that she does not feel she has clarity on how these proposals are addressing some of the questions asked in the application. She thinks it would be much easier as a Select Board to look at these three applications the same way so that we can see the applications the same way that MDOT will see them.

Brosius-Scott raised several more questions about the relationship of the plan to the Gateway Corridor 1 Action Plan, where is the list of local actions and goals identified in the Gateway Corridor Action Plan that are being addressed by the proposed work including explanations as necessary, and wanted to know where descriptions were regarding the proposed work relating to our community's Comprehensive Plan and local ordinances. This is the ultimate way the application will be filled out and she feels like it would be so much easier as a Select Board to look at these three suggested plans or applications the same way so that we can see the applications the way that the MDOT will be looking at the applications and sort of holding the same metric because ultimately the application is going to asking those questions.

Brosius-Scott stated she also she feels the appropriate place for this project is in the Downtown TIF district because it could enhance the downtown with downtown money.

Board member Dodge stated some of the questions that have been asked of Lowrie will be answered through the design process. They are not trying to create the design themselves they are trying to have the design that will answer some of the questions such as how best to get traffic in and out of the parking lot on public landing. These kinds of things will be answered by the design process.

Morgan Laidlaw commented he was impressed with the thoroughness of the proposal. It has nice detail but we have to think about how we can change things economically in this town so that people can afford to live here and how we can get jobs here. He feels like a better direction would be to support the merchants rather than a bridge that in essence will have a fence up from Nov-April.

Peter Gross, the next presenter opened the discussion by addressing Brosius-Scott's concerns about the application not being in the Gateway 1 format. He said theirs is not in that format because they were told this was a preliminary stage and that would happen next. It is not part of the requirement at this time.

Peter Gross representing the Business Park Planning Group,  
The group is seeking \$30,000 to develop a Commercial Property/Business Capacity Inventory and Economic Development Analysis to be used as part of CEDAC's mission to stimulate economic activity, business development and job creation in town. They will use this information to develop a business plan for a future business park. The group believes they will be able to determine if there are some spaces in town that might be put to better use for job creation or business development (and note if zoning adjustments are needed or other assistance is necessary to convert these spaces). With the goal of preventing sprawl through encouraging the re-use of existing commercial space and in-fill commercial development, the proposal addresses the Gateway Planning Grant requirement regarding benefitting the corridor.

Board member Brosius-Scott commented that the town is looking into hiring a Development Director in the next budget. She questioned if the Development Director position was created could the inventory and economic development analysis be there first task? Mr. Gross replied it could if you didn't want that person to accomplish anything else in the first 6 months. Personally he thinks this is a critical piece of information needed for someone being hired as a development director. They will already have the inventory and could immediately start marketing.

Board member French commented he thinks it does make sense to find where our flaws are and see where we can improve some of the zoning issues because businesses are leaving because we don't have the space or infrastructure available to provide services that businesses need to expand.

Chairperson Grove was intrigued by the fact that they went above and beyond by asking people who have already been and gone and asked why they left. This shows a lot of thought has been put into this.

Board member Dodge commented that one of the requirements of Gateway 1 is that communities commit to actions that will manage the patterns of land use. You have to have a foundation of that development program. If you don't how will you know where you are, how are you going to know what the capacity is, how can you plan what you are doing in the future without knowing where you are today without that foundation. The most important part of this project for this plan is it gives us the foundation for future planning. The Gateway 1 project has three major issues, growth, mobility and preservation of the character of the community. If we can avoid sprawl that will help preserve

the character of the community. This plan will give us a foundation to move forward to help us manage our growth and determine how we can grow.

Board member Laidlaw commented the biggest objection to the Sagamore Farm Road Business Park is that we have more business space downtown but there does not seem to be anyway to identify that and this proposal seems like a good solution to this problem.

Camden Rockport Pathways Committee Chair Geoff Scott presenting:

The group is proposing improvements to Route One running from just over the town line with Rockport (Maritime Farms – the bus station – through the intersection of John Street, Camden Street and Conway Roads to the entrance to Quarry Hill. At this point the pathway would connect to the existing sidewalk on the downtown side of Quarry Hill. They are looking for \$15,000 to fund Phase I – a feasibility study that would include facilitation, concept drawings, public input sessions and concept presentations. They are hoping for a design that will create a real entrance to the Town – visible notice that visitors are entering the village – beautification (landscaping), improving pedestrian walkways, and traffic intersection improvements are part of this concept. Benefits of the improvements will be improved safety for pedestrians and cyclists and better traffic flow at a very dangerous intersection. They see their proposal as meeting Gateway 1 goals for: traffic calming, improved safety, reducing vehicle use and more clearly defining the core community. Total costs for the project – the pathway portion only – are estimated at \$137,633, but that depends on the final design.

Mr. Scott noted that the group just started with this proposal and the ideas are not fully developed. They need help to facilitate discussion with the public who will have the final say over how things will look. MDOT is planning work to the John Street, etc. intersection and funding for that part of the improvements is separate. But because this will be major work to the area, it may be easier to get their cooperation on a non-road improvement than otherwise.

Board member French commented that this is one of the projects mentioned in the TIF proposal. The Conway Road/John Street intersection has been talked about for 20 years. MDOT really has no money for these reconfiguration projects wouldn't it make more sense to focus on economic development.

Board member Brosius-Scott commented she has already made reference about it being easier for her to evaluate these applications if they followed the Gateway 1 format. She appreciates the fact that Pathway did that. She noted that they picked out pieces of the Gateway 1 Corridor Action Plan that fits in with the Comp Plan. Chapter 9 of the Comp Plan identifies goals for Select Board responsibility to reconfigure four different "Y" intersections and all of them have been completed except for the reconstruction of John Street and Conway Road with Route 1 which is an ongoing problem that must now include the impact of Quarry Hill. These goals were identified in 2005 and she feels it's the Select Board's obligation to do what we are supposed to be doing in following the Comprehensive Plan. This application seems to be a good fit for both the Gateway Plan and the Comprehensive Plan.

She further commented these applications are not comparing apples to apples and wondered if the other Board members would consider addressing this again at the next Board meeting on the 16<sup>th</sup>. She needs more time to review these because they were not filled out using the DOT application and she does not have the clarity she needs to vote on them.



Board member Dodge commented she did not feel she needed the applications filled out for her to make a decision. We have had heard good presentations, the information was in our packets and we have had an opportunity to ask questions.

**John French made a motion to submit an application for Gateway 1 Start-up Funding for Commercial Property/Business Capacity Inventory and Economic Development Analysis. This motion was seconded by Deborah Dodge.**

Further Board discussion ensued.

**The motion passed on a 4-1-0 vote. (Brosius-Scott opposed.)**

4. The Board considered the application of Ostrowski, Inc., d/b/a Blackberry Inn for a renewal Lodging License at 82 Elm Street. Manager Smith reported the application has been reviewed and approved by the Codes Officer and the Fire Department.

**John French made a motion to approve the application of Ostrowski, Inc., d/b/a Blackberry Inn for a renewal lodging license at 82 Elm Street. Morgan Laidlaw seconded this motion. The motion passed on a 4-0-0 vote.**

5. **John French made a motion to approve the renewal Taxicab Operator's License for Patricia Portor. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.**
6. **Anita Brosius-Scott made a motion to appoint Lisa Lattes to the Pathways Committee through June 2010. Morgan Laidlaw seconded this motion. The motion passed on a 5-0-0 vote.**
7. **Anita Brosius-Scott made a motion to appoint John French as the Select Board representative to serve on the newly re-formed MSAD#28 Reorganization Planning Committee (RPC). Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.**
8. The Board finished their review of their responsibilities for specific goals established by the Comprehensive Plan. The Board went through each of these goals to determine if the goals had been met and discussed different options to implement new goals or strategies. The Town Manager will compile a list of the new goals or strategies that the Board determined should be met by the Select Board in the future.
9. Committee Reports  
CEDAC: Morgan Laidlaw reported CEDAC members went to a presentation at Rockland City Hall about benefits TIF districts has had for their city.
10. Manager Smith reported she has received correspondence regarding the following :
  - a. Submerged Lands Lease Fees-Camden Public Landing & Head of Harbor. Manager Smith stated as the Board will recall the Submerged Lands Program billed the town for back rental fees from October 2005 to December 31, 2008 totaling \$3900. With rising costs going forward of the annual fees it does not make sense to add that future burden by spreading out the balance due for back rental over the next five years. She is recommending that the Board approve paying the \$3,900 fee now. **John French made a motion to pay the back rental**

**fees of \$3900 for the town's Submerged Lands Lease with the Bureau of Parks and Lands for the Camden Public Library and Head of Harbor Floats. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.**

- b. The town has received correspondence regarding the 2009 Coastal Mountains Land Trust monitoring visits.
- c. The town received correspondence regarding the Waste Disposal Agreement with PERC

**John French made a motion to adjourn at 10:22 pm. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.**

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Janice L. Esancy  
Recording Secretary

A TRUE COPY

Attest: \_\_\_\_\_  
Katrina Oakes, Town Clerk

Date: \_\_\_\_\_